

**Summary of a Meeting
Committee on Zoning, Landmarks & Building Standards
Meeting of February 27, 2014
To be reported out March 5, 2014**

RECEIVED
CITY COUNCIL DIVISION
2014 MAR -4 PM 3: 59

NO. TAD-513 (32ND WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # SO2014-870

Amendment of Municipal Code Titles 4, 16 and 17 concerning *prohibited activities*

PASS AS AMENDED
OFFICE OF THE
CITY CLERK

NO. A-7973 (26TH WARD) ORDINANCE REFERRED (11-26-13)
DOCUMENT # O2013-9149

PASS AS AMENDED

Common Address: 2001-2331 West Grand Ave; 2333-2347 W Grand Ave; 2332-2358 W Grand Ave; 2234-2326 W Grand Ave; 2218-2224 W Grand Ave; 2158 W Grand Ave and 2010-2138 W Grand Ave

Applicant: Alderman Roberto Maldonado

Change Request: C2-1 Motor Vehicle Related Commercial District, M1-2 Limited Manufacturing/ Business Park District, and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C3-2 Commercial, Manufacturing and Employment District; and C1-2 Neighborhood Commercial District, M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District; and C1-2 Neighborhood Commercial District, M1-2 Limited Manufacturing/ Business Park District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed Use District; and M1-2 Limited Manufacturing/ Business Park District to C2-2 Motor Vehicle Related Commercial District; and C1-3 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District; and C1-2 Neighborhood Commercial District, M1-2 Limited Manufacturing/ Business Park District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, and B3-3 Community Shopping District to B2-2 Neighborhood Mixed Use District

NO. A-7982 (50TH WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-107

Common Address: 6800-6868 N Western Ave

Applicant: Alderman Debra Silverstein

Change Request: C2-2 Motor Vehicle Related Commercial District to RS-2 Residential Single-Unit (Detached House)

NO. 17918-T1 (1ST WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-42

PASS AS AMENDED

Common Address: 1937 West Ohio Street

Applicant: 1859-61 N Albany Inc. (Alex Ivankevych)

Owner: 1859-61 N Albany Inc. (Alex Ivankevych)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Demolish the existing building and build a new single family home; 2 parking spaces; to be built within the maximum allowable height.

NO. 17917 (6th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-41

Common Address: 7439 South Prairie Ave

Applicant: Jackie Johnson

Owner: Jackie Johnson

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning amendment in order to add a dwelling unit within the existing residential building. The resulting building will contain three (3) residential units. There is no proposed expansion of the existing building in terms of floor area or height, and all of the proposed construction will be contained within the existing structure. There are three (3) existing parking spaces on site and all three (3) will remain

NO. 17920-T1 (11th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-44

Common Address: 2916 S Archer Ave

Applicant: Joseph Parente

Owner: Joseph Parente

Attorney: Rolando Acosta

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Development of a three story building, with basement, containing three dwelling units with three parking spaces.

NO. 17931-T1 (14th WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-823

Common Address: 4649-59 S Spaulding/ 3246-56 West 47th Street

Applicant: Back of the Yards Neighborhood Council

Owner: Back of the Yards Neighborhood Council

Attorney: Rolando Acosta

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Development of a six story building, containing ground floor retail/ personal service space and 30 units on the upper floors, with one loading berth and 21 parking spaces

NO. 17911 (19th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-35

Common Address: 9139-9143 S Western Ave

Applicant: Pudgie LLC

Owner: The Anna May Ahern Revocable Trust Dated 1, 1994

Attorney: Steven P Rouse/ Molzahn, Rocco, Reed & Rouse LLC

Change Request: B1-2 Neighborhood Shopping District to C2-2 Motor Vehicle Related Commercial District

Purpose: It will be a continuation of current usage by the adjacent automobile dealership for additional space for outdoor automobile sales. There are no plans for dwellings, customer parking, or commercial and/or residential buildings constructed presently.

NO. 17889 (22nd WARD) ORDINANCE REFERRED (11-13-13)
DOCUMENT # O2013-8403

PASS AS AMENDED

Common Address: 3200-3232 South Kedzie Avenue

Applicant: 3200 S Kedzie LLC

Owner: Azteca Mall LLC

Attorney: Andrew Scott

Change Request: Business Planned Development No. 1170 to Business Planned Development No 1170, as amended

Purpose: The property is currently improved with approximately 204,000 square feet of building area. Approximately 70,000 square feet will be used for a Class II Recycling Facility while the rest will continue to be available for commercial and retail purposes.

NO. 17919 (23rd WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-43

Common Address: 3823 W 55th Street

Applicant: Ernesto De La Torre

Owner: Ernesto De La Torre

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: Two story residential building containing two dwelling units with two parking spaces.

NO. 17914 (25th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-38

Common Address: 1743 West 17th Street

Applicant: Diocelina Salgado

Owner: Diocelina Salgado

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The existing 3 ½ -story (with basement) residential building will remain. The Applicant is seeking a zoning amendment in order to permit the erection (build-out) of a fourth floor addition to the existing 3 ½ story building. There will be no other physical expansion to the existing building or garage. Due to the recent fire damage sustained at the building, however, the Applicant will be undertaking a complete interior rehabilitation of the existing building (including the proposed build-out of the fourth floor addition). The existing building, as renovated, will continue to contain three dwelling units. The property will also continue to maintain onsite garage parking for 2 ½ vehicles at the rear of the lot.

NO. 17916-T1 (25th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-40

Common Address: 1722 South Clinton Street

Applicant: Maria Vitogiannis

Owner: Maria Vitogiannis

Attorney: Gordon & Pikarski

Change Request: M2-3 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The subject property will be used for construction of a single family residence. Two parking spaces will be provided. No commercial space is proposed. The proposed building will be approximately 24 feet 6 inches in height as defined by the Zoning Ordinance

NO. 17856 (27th WARD) ORDINANCE REFERRED (10-16-13)
DOCUMENT # O2013-7554

PASS AS REVISED

Common Address: 1150-1168 North Halsted Street

Applicant: 1150 Halsted LLC (See application for list of LLC members)

Owner: Albany Bank & Trust Co. NA, as T/U/T No. 11-4484, dated 10/21/87

Attorney: Katriina McGuire/ Schain, Burney , Banks & Kenny

Change Request: M3-3 Heavy Industry District to C3-3 Commercial, Manufacturing and Employment District and then to a Business Planned Development

Purpose: the site will be developed with an approximately 20,000 sq.ft. one-story retail building and 28 parking spaces

NO. 17913 (28th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-37

Common Address: 616 and 618 South Racine

Applicant: Robert Otter

Owner: Robert Otter

Attorney: David Goldstein

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: 616 S. Racine: Construct new 5 dwelling unit building 22'x74' with a height of 45' with parking spaces. 618 S. Racine: Renovate and construct a fourth story addition onto a 3 dwelling unit building which is 22'x30' with a height of 45' with 2 parking spaces

NO. 17908 (30th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-32

Common Address: 3321 North Keating Ave

Applicant: David Arfa

Owner: David Arfa

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: To demolish the existing building and build a new 4 dwelling unit residential building; 4 parking spaces; height: 35'

NO. 17909 (33rd WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-33

Common Address: 4110 North Mozart Street

Applicant: Janice and Mohab Wagdy

Owner: Janice and Mohab Wagdy

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The existing three-story (with basement) residential building is non-conforming. The Applicant(s) are seeking a zoning amendment in order to permit (4) dwelling units within the existing building. There will be no physical expansion of or physical alterations to the existing building. There are, and will remain, two (2) existing onsite (garage) parking spaces located at the rear of the subject lot.

NO. 17921 (33rd WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-45

PASS AS AMENDED

Common Address: 2701-2707 West Belmont; 3138-3150 N Washtenaw

Applicant: MAJ Loans Special Assets, LLC

Owner: MAJ Loans Special Assets, LLC

Attorney: Bernard Citron/ Jessica Schramm of Thompson Coburn

Change Request: C1-5 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant proposes to construct two (2), 3 ½ story buildings providing four residential dwelling units with four parking spaces located on the ground floor in each building; or alternatively to construct a 3 ½ story building providing 8 residential dwelling units with eight parking spaces located on the ground floor

NO. 17915 (44th WARD) ORDINANCE REFERRED (1-15-14)
DOCUMENT # O2014-39

Common Address: 3033 North Clark

Applicant: 3033 N Clark LLC (Mushkin Okmen)

Owner: 3033 N Clark LLC (Mushkin Okmen)

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: To renovate the existing 3 story concrete building with basement for office spaces, to construct a new rear 4 story enclosed stairwell/fire escape addition and 4th level roof deck access stairwell/elevator addition with the total height being 48', which will increase the existing FAR.

NO. 17796-T1 (47th WARD) ORDINANCE REFERRED (9-11-13)
DOCUMENT # O2013-6067

PASS AS REVISED AND AMENDED

Common Address: 4700-4710 North Ravenswood

Applicant: Band of Bohemia LLC (Craig Sindelar, Michael Carroll)

Owner: Megaron Properties LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

Purpose: The existing tall one-story office and warehouse building will remain. The 18 on-site parking spaces will remain. The reason for the zoning amendment is to allow the Applicant to locate and establish a restaurant and brewery within one of the existing building's tenant spaces. All of the proposed conversion work will be contained within the existing tenant space. There will be no expansion of the existing building.

Business ID Signs

Doc#	Ward	Location	Sign Company
Or2014-52	1	2000 N Western Ave	Icon Identity Solutions
Or2014-47	2	611 W Roosevelt Road	Doyle Signs Inc.
Or2014-13	2	1340 S Canal St	Doyle Signs Inc.
Or2014-60	2	1717 S Prairie Ave	The Holland Design Group
Or2014-12	3	1335 S Michigan Ave	Landmark Sign Group
Direct Intro	5	7158 S Stony Island	Midwest Sign and Lighting
Or2014-45	12	4646 S Damen Ave	Signco, Inc.
Or2014-44	12	4658 S California Ave	Corporate ID Solutions
Or2014-43	12	2245 W Pershing Road	Singmax Inc.
Or2014-41	14	4357 S Archer Ave	Ad Deluxe Sign Co.
Or2014-56	32	1551 N Sheffield	Olympic Signs
Or2014-57	32	1551 N Sheffield	Olympic Signs
Or2014-8	32	1551 N Sheffield	Olympic Signs
Or2014-9	32	1551 N Sheffield	Olympic Signs
Or2014-6	32	1030 W North Ave	Landmark Sign Group
Or2014-7	32	1030 W North Ave	Landmark Sign Group
Or2014-9	32	2550 N Clybourn Ave	Doyle Signs Inc
Or2014-11	32	2550 N Clybourn Ave	Doyle Signs Inc
Or2014-54	33	4700 N Kedzie Ave	Arrow Sign Co. Inc.
Or2014-53	33	3026 W Belmont Ave	Liberty Flags, Banners, Flagpoles Inc.
Or2014-42	41	7435 W Talcott Ave	Shaw Electric Sign Company
Or2014-29	42	333 N Dearborn St.	Landmark Sign Group
Or2014-28	42	333 N Dearborn St.	Landmark Sign Group

Substituted Business ID Signs

Doc#	Ward	Location	Sign Company
O2014-853	14	4812 S Pulaski Road	M-K Signs PASS AS AMENDED

Advertising Off-Premise Sign - HAS NOT MET NOTICE REQUIREMENTS

Doc#	Ward	Location	Sign Company
Or2014-14	27	1223 W Chestnut St	Van Wagner Chicago IL DO NOT PASS

Advertising Off-Premise Signs - INTRODUCED BY THE CLERK

Doc#	Ward	Location	Sign Company
Or2014-4	32	2200 N Ashland Ave	Lincoln Services DO NOT PASS
Or2014-3	42	235 W Van Buren	Lincoln Services DO NOT PASS
Or2014-5	42	2 E Oak Street	Lincoln Services DO NOT PASS

Advertising Off-Premise Sign Direct Introductions

Doc#	Ward	Location	Sign Company
TBD	25	1801 S Canal St	View Chicago LLC

HISTORICAL LANDMARK FEE WAIVERS

DOC# Or2014-58 (2ND WARD) ORDER REFERRED (2-5-14)

Waiver of Building Permit Fees for the property located at 1133 N Damen Ave

DOC# Or2014-18 (4th WARD) ORDER REFERRED (1-15-14)

Waiver of Building Permit Fees for the property located at 3141 S Calumet Ave

DOC# Or2014-17 (4th WARD) ORDER REFERRED (1-15-14)

Waiver of Building Permit Fees for the property located at 407-415 S Dearborn St.